

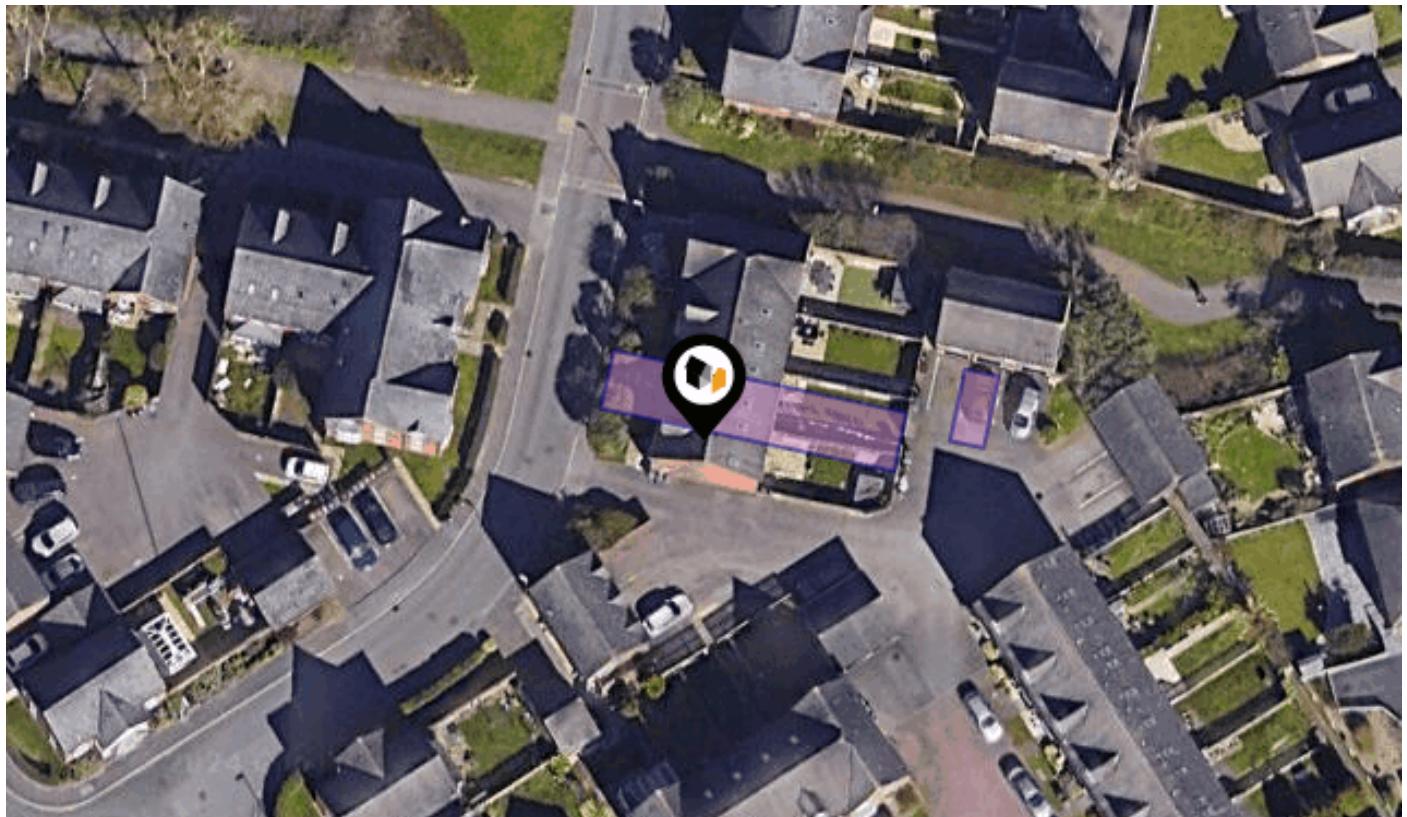


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 28th December 2024



14, FLAXLEY ROAD, LINCOLN, LN2 4GL

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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amy.lee@mundys.net

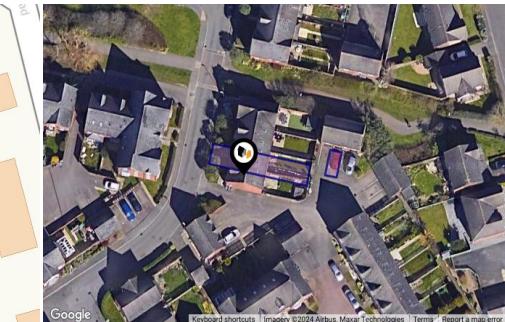
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Property Overview



Property

Type:	Terraced	Last Sold Date:	25/06/2021
Bedrooms:	3	Last Sold Price:	£195,000
Floor Area:	1,097 ft ² / 102 m ²	Last Sold £/ft ² :	£177
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	2004		
Council Tax :	Band B		
Annual Estimate:	£1,704		
Title Number:	LL251890		
UPRN:	235043631		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



14, Flaxley Road, LN2 4GL

Energy rating

C

Valid until 08.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

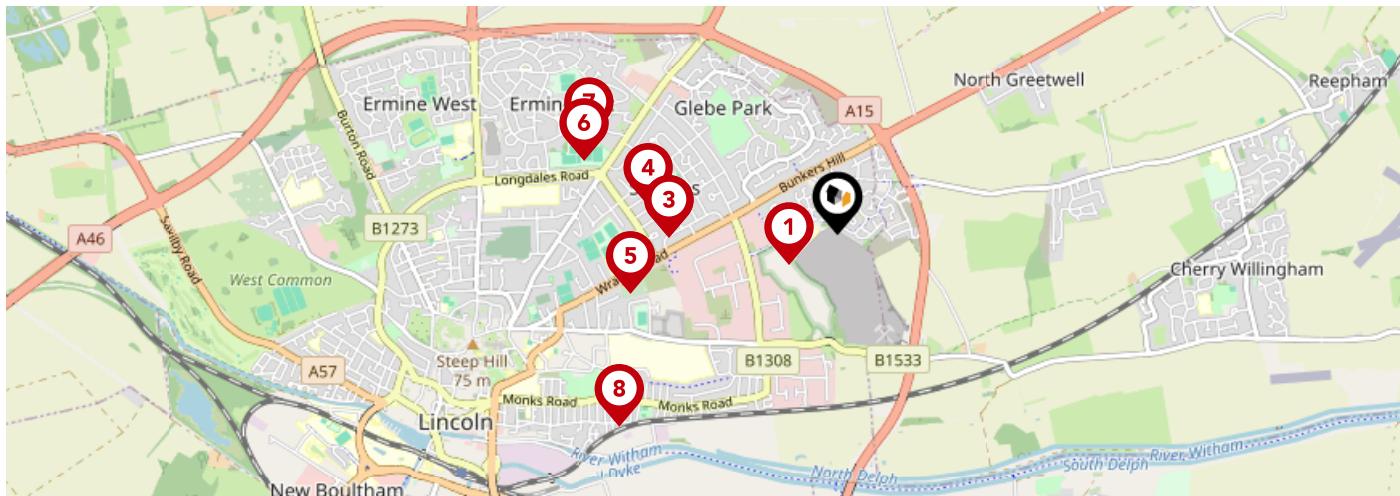
Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	102 m ²

Area Schools



Nursery Primary Secondary College Private



Lincoln Carlton Academy

Ofsted Rating: Outstanding | Pupils: 421 | Distance: 0.25



The Lincoln St Giles Nursery School

Ofsted Rating: Outstanding | Pupils: 112 | Distance: 0.75



St Giles Academy

Ofsted Rating: Requires improvement | Pupils: 405 | Distance: 0.75



Springwell Alternative Academy Lincoln

Ofsted Rating: Good | Pupils: 48 | Distance: 0.84



Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance: 0.95



Our Lady of Lincoln Catholic Primary School A Voluntary Academy

Ofsted Rating: Good | Pupils: 204 | Distance: 1.17



Ermine Primary Academy

Ofsted Rating: Good | Pupils: 393 | Distance: 1.18



Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance: 1.29



Area Schools



Nursery Primary Secondary College Private



Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance: 1.31



The Lincoln St Peter-in-Eastgate Church of England (Controlled)

Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance: 1.41



Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance: 1.46



The Nettleham Church of England Voluntary Aided Junior School

Ofsted Rating: Good | Pupils: 227 | Distance: 1.55



The Nettleham Infant and Nursery School

Ofsted Rating: Good | Pupils: 210 | Distance: 1.6



Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 1.6



Lincoln UTC

Ofsted Rating: Good | Pupils: 369 | Distance: 1.63

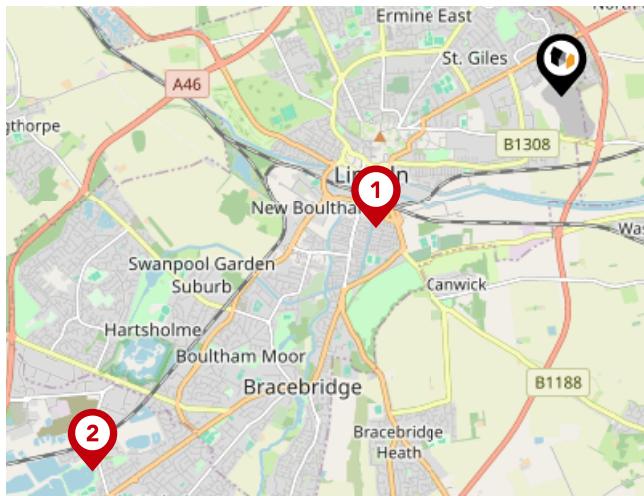


Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 1.65

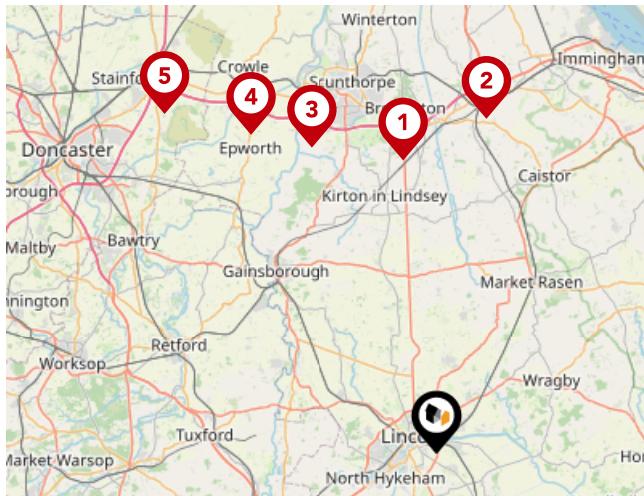


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.03 miles
2	Hykeham Rail Station	5.34 miles
3	Saxilby Rail Station	7.01 miles



Trunk Roads/Motorways

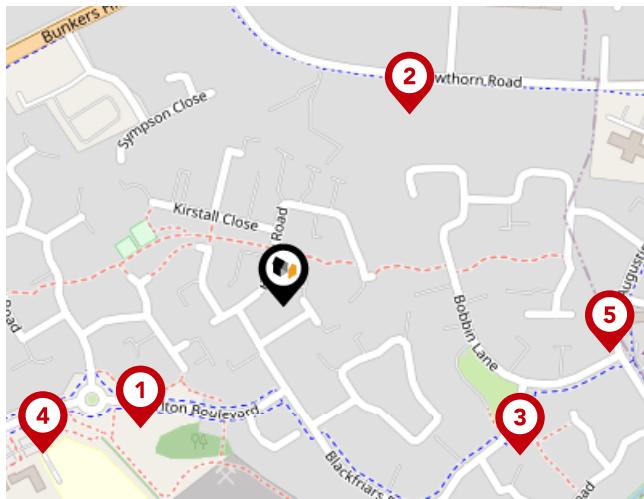
Pin	Name	Distance
1	M180 J4	20.96 miles
2	M180 J5	23.92 miles
3	M180 J3	23.46 miles
4	M180 J2	26.11 miles
5	M180 J1	30.77 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	24.33 miles
2	Finningley	26.74 miles
3	East Mids Airport	44.98 miles
4	Leeds Bradford Airport	64.38 miles

Area Transport (Local)



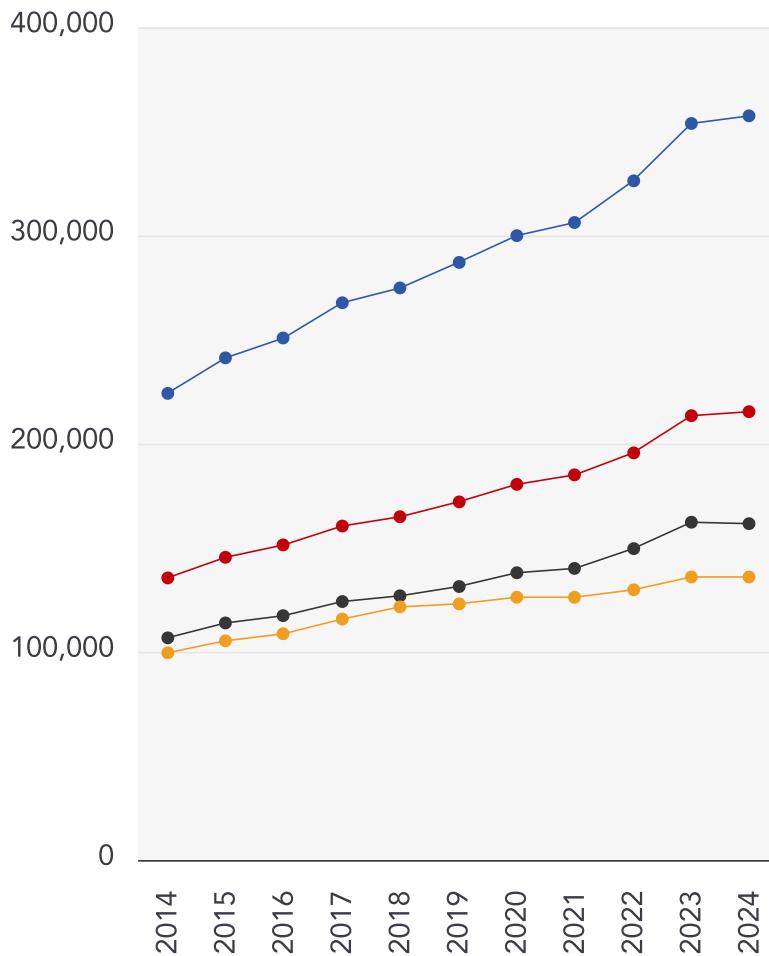
Bus Stops/Stations

Pin	Name	Distance
1	Padley Road	0.1 miles
2	Hawthorn Chase	0.13 miles
3	Blackfriars Road	0.16 miles
4	Padley Road	0.16 miles
5	Stockings Way	0.18 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

+59.47%

Semi-Detached

+58.92%

Terraced

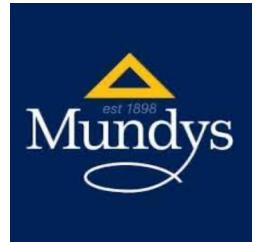
+51.39%

Flat

+36.6%

Mundys

About Us



Mundys

We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.

Mundys Testimonials



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving
- MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.
Please pass on my regards and thanks to all.
Again another superb performance from Mundys
MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me
to run through his report with me.
MRS HARDWICKE



Mundys Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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